

# **CITY OF SAN ANTONIO**

## **Zoning Commission Agenda**

Board Room  
First Floor, Development Business Service Center  
1901 S. Alamo

**November 1, 2005**  
**Tuesday, 11:30 A.M.**

### **ZONING COMMISSIONERS**

Gilbert Kissling – District 1	James Gray – District Mayor
Jureta Marshall – District 2	Jody Sherrill – District 7
Joe Farias – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Eiginio Rodriguez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by zoning staff to discuss zoning case recommendations and other items for consideration on agenda for November 1, 2005, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Public hearing and consideration of the 2005 Annual Unified Development Code Update program to include presentation and consideration of all amendments contained in UDC Amendment Packet "A" (15 amendments), Packet "B" (22 amendments) & Packet "C" (21 amendments).
7. Public hearing and consideration of an ordinance amending Chapter Thirty-five of the City Code by amending Section 35-304 pertaining to "Official Zoning Map" to establish the Beacon Hill Area Neighborhood Conservation District 5 (NCD-5) Overlay District, generally bounded by Hildebrand Avenue W on the north, the Union Pacific right-of-way on the east; Fredericksburg Road on the south and including all parcels fronting both sides of Fredericksburg Road to the southwest; and IH-10 W on the west; and to provide for a Neighborhood Conservation Plan.

8. **ZONING CASE NUMBER Z2005254:** The request of City of San Antonio, Applicant, for Multiple Owners, Owner(s), for a change in zoning to establish a (NCD-5) Neighborhood Conservation District-5 Overlay on generally bounded by West Hildebrand Avenue to the north, the Union Pacific Right of Way to the east, Fredericksburg Road to the south, IH-10 West on the west, and including all parcels fronting both sides of Fredericksburg Road to the southwest generally bounded by West Hildebrand Avenue to the north, the Union Pacific Right of Way to the east, Fredericksburg Road to the south, IH-10 West on the west, and including all parcels fronting both sides of Fredericksburg Road to the southwest. (Council District 1)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
9. **ZONING CASE NUMBER Z2005244 CD:** The request of Augustine & Norma Estrada, Applicant, for Augustine & Norma Estrada, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” CD (for an office) Residential Single-Family District with Conditional Use for an Office on the east 59.8 feet of south 160 feet of Lot 8, Block 3, NCB 8581, 201 Rayburn Street. (Council District 3)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
10. **ZONING CASE NUMBER Z2005245:** The request of Richard Gomez, Applicant, for Richard Gomez, Owner(s), for a change in zoning from “C-2” Commercial District to “C-3” General Commercial District on Lot 22, Block 34, NCB 9073, 1251 Austin Highway. (Council District 10)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2005238:** The request of Martin and Blanca Aguinaga, Applicant, for Martin and Blanca Aguinaga, Owner(s), for a change in zoning from “I-1” General Industrial District to “NC” Neighborhood Commercial District on north 50 feet of Lot 18, Lot 19 and Lot 20, Block 6, NCB 2137, 1123 North Zarzamora. (Council District 5)
12. **ZONING CASE NUMBER Z2005239 CD:** The request of John A. Campbell, Applicant, for Donald Pittman, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “R-5” CD (Multi-Family) Residential Single-Family District with a Conditional Use for multi-family dwellings not to exceed 18 units per acre on Lots 2 through 4, Block 4, NCB 11720; Lots 5 and 7, Block 3, NCB 11719, 2011, 2019 and 2027 Silver Oaks and 11218 and 11220 Brazil. (Council District 9)
13. **ZONING CASE NUMBER Z2005240:** The request of Jose Guillen, Applicant, for Jose Guillen, Owner(s), for a change in zoning from “C-2” Commercial District to “C-3R” Restrictive Commercial District on Lot 10, Block 10, NCB 15700, 12819 Nacogdoches Road. (Council District 10)

14. **ZONING CASE NUMBER Z2005242:** The request of Marilyn Anderson, Applicant, for Marilyn Anderson, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “MH” Manufacturing Housing District on East 150 feet of Lot A-17, NCB 13806, 407 Overlook Drive. (Council District 10)
15. **ZONING CASE NUMBER Z2005246:** The request of Albert W. Van Cleave, III, Applicant, for TAJI, Ltd., A Texas Limited Partnership, Owner(s), for a change in zoning from “RM-4” Residential Mixed District to “C-3” General Commercial District on 7.193 acres out of NCB 12685, 8700 block of Interstate Highway 35 South near the intersection with State Highway 16. (Council District 4)
16. **ZONING CASE NUMBER Z2005248 S:** The request of Kaufman and Associates, Inc., Applicant, for L. S. Boardwalk, LLC, Owner(s), for a change in zoning from “O-2” “GC-1” Office Hill Country Gateway Corridor District and “C-2” “GC-1” Commercial Hill Country Gateway Corridor District to “C-2” S “GC-1” Commercial Hill Country Gateway Corridor District with Specific Use Permit for a bar and/or tavern on .48 acres out of NCB 16391, 23535 IH 10 West. (Council District 8)
17. **ZONING CASE NUMBER Z2005249:** The request of Jasun Harmon, Applicant, for Tetco Stores, Incorporated, Owner(s), for a change in zoning from “C-2” Commercial District and “C-3NA” General Commercial, Nonalcoholic Sales District to “C-3” General Commercial District on Lot 2, Block 95, NCB 11067, 9222 Poteet Jourdanton Freeway. (Council District 4)
18. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
19. **ADJOURNMENT**

**Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

# CASE NO: Z2005238

## Final Staff Recommendation - Zoning Commission

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**Date:** November 01, 2005

**Council District:** 5

**Ferguson Map:** 616 A4

**Applicant Name:**

Martin and Blanca Aguinaga

**Owner Name:**

Martin and Blanca Aguinaga

**Zoning Request:** From "I-1" General Industrial District to "NC" Neighborhood Commercial District.

**Property Location:** The north 50 feet of Lot 18, Lot 19 and Lot 20, Block 6, NCB 2137

1123 North Zarzamora

Southwest corner of North Zarzamora and Rivas Street

**Proposal:** Bakery

**Neigh. Assoc.** Prospect Hill Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

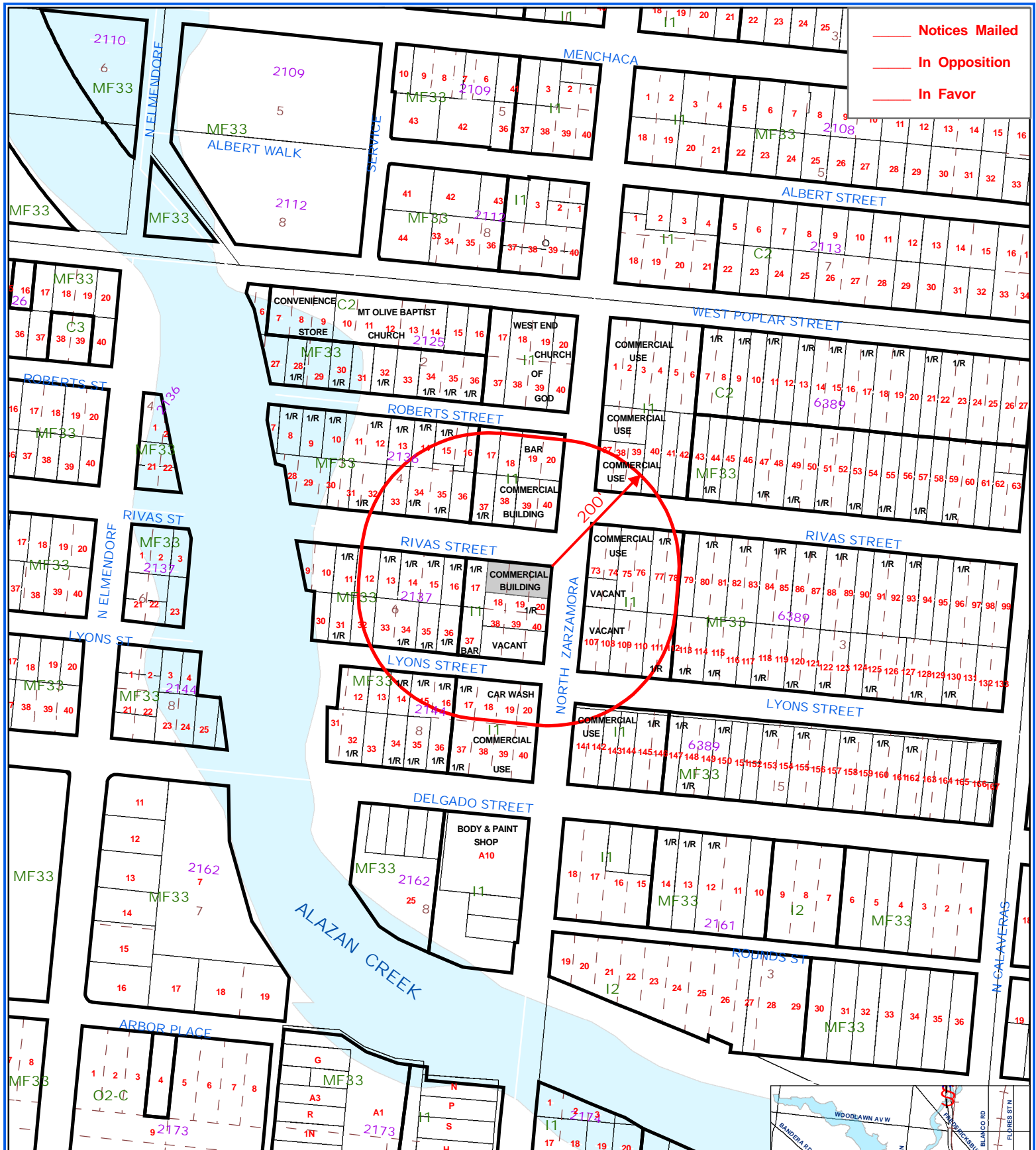
### Staff Recommendation:

#### Approval

The subject property is occupied by an existing vacant commercial building. The proposal is a "down zoning" from "I-1" General Industrial District to "NC" Neighborhood Commercial District. The "I-1" General Industrial District does not allow the requested use for a Bakery. "NC" zoning provides small areas for offices, professional services, service and shop front retail uses, all designed in scale with surrounding residential uses. The "NC" Neighborhood Commercial District is compatible with the goals of the proposed Alazan Creek Community Large Area Rezoning.

The subject property was zoned "J" Commercial District and later converted to "I-1" General Industrial District in February of 2002 upon adoption of the current UDC. The applicant requested a Certificate of Occupancy for her business and was told that a bakery is not allowed in "I-1" zoning. The applicant is requesting this change in zoning to allow the use and be an asset to the community.

**CASE MANAGER :** Pedro Vega 207-7980



\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

# ZONING CASE: **Z2005-238**

City Council District No. 5  
 Requested Zoning Change  
 From "I-1" To "NC"

Date: November 1, 2005

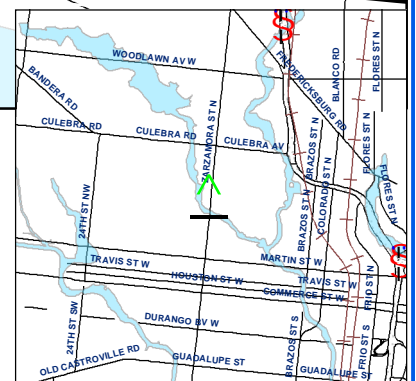
Scale: 1" = 200'

Subject Property

200' Notification



Nov\_1\_2005



# CASE NO: Z2005239 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** November 01, 2005

**Council District:** 9

**Ferguson Map:** 550 A4

**Applicant Name:**

John A. Campbell

**Owner Name:**

Donald Pittman

**Zoning Request:** From "R-5" Residential Single-Family District to "R-5" (CD-Multi-Family) Residential Single-Family District with a Conditional Use for multi-family dwellings not to exceed 18 units per acre.

**Property Location:** Lots 2 through 4, Block 4, NCB 11720; Lots 5 and 7, Block 3, NCB 11719

2011, 2019 and 2027 Silver Oaks and 11218 and 11220 Brazil

The intersection of Silver Oaks and Brazil

**Proposal:** To develop the property in accordance with the surrounding zoning

**Neigh. Assoc.** Lockhill Estates Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval

The subject property is currently vacant. "R-5" CD Zoning District with a Conditional Use for Multi-Family units not to exceed 18 units per acre is appropriate for this location. These 5 parcels zoned are the last remaining "R-5" parcels. The surrounding "R-5" CD parcels were rezoned August 11, 2005. The requested zoning will complement the existing zoning and development. The property to the southeast is currently zoned "MF-33" and consists of duplex units. The zoning to the northwest is "PUD R-5" and consists of high-density single-family units. Rezoning the subject property may encourage infill development at this location.

The subject property is approximately 2.21 acres. The proposed rezoning could yield up to 39 units. Families occupying the proposed dwelling units would have access to bus transit facilities that currently exist along Belair and an elementary school located northeast of the subject property.

Staff recommends the following conditions:

1. Street Trees required. (Local A Street requires 28 feet of pavement and a 50 foot ROW that leaves 22 feet for sidewalks and trees.)
2. Due to the multi-family nature of the overall development, individual lots shall not be exempt from the landscape ordinance.

**CASE MANAGER :** Richard Ramirez 207-5018



# CASE NO: Z2005240

## Final Staff Recommendation - Zoning Commission

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**Date:** November 01, 2005

**Council District:** 10

**Ferguson Map:** 552 E2

**Applicant Name:**

Jose Guillen

**Owner Name:**

Jose Guillen

**Zoning Request:** From "C-2" Commercial District to "C-3R" Restrictive Commercial District.

**Property Location:** Lot 10, Block 10, NCB 15700

12819 Nacogdoches Road

Nacogdoches Road between Bell Drive and Erin Boulevard

**Proposal:** To operate a used auto sales lot

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval

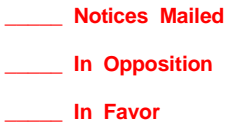
The proposed zoning and use are compatible with the existing zoning and land uses in the immediate area. A rezone of this property will complete a consistent application of the "C-3" zoning designation and commercial uses along the west side and the commercial uses along the east side of Nacogdoches Road between Bell Drive and Erin Boulevard without a significant increase in the intensity of the existing use pattern.

The subject property, Lot 10, was zoned "B-2" along with Lots 11, 12, and 13 in 1976. In 1994, Lots 11, 12 and 13 were rezoned to "B-3 R" but Lot 10 remained "B-2." All lots were developed in unison and were formerly the site of a plant nursery. Lot 11 is currently occupied by an improved building and Lots 12 and 13 have been combined and jointly serve as an improved parking area. The applicant owns all four lots and is seeking to unify the zoning and establish a used automobile sales business. There are a variety of other automobile service facilities in the immediate area including a parts store, a repair shop, and a painting and refinishing shop and other small scale sales operations. The applicant may establish his proposed use on Lots 11, 12, and 13 with their existing "C-3 R" zoning, but requires a rezone of Lot 10 in order to utilize this lot in the overall operation.

A type "C" buffer is required along the rear of the property, as the adjacent property is zoned "R-6" with an existing residential use. However, the Unified Development Code allows the placement of a solid fence in lieu of a landscape buffer.

**CASE MANAGER :** Matthew Taylor 207-5876



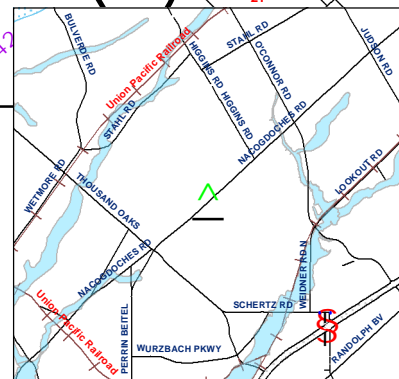


**City Council District No. 10  
Requested Zoning Change  
From "C-2" To "C-3 R"  
Date: November 1, 2005  
Scale: 1" = 200'**

 **200' Notification**



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# CASE NO: Z2005242

## Final Staff Recommendation - Zoning Commission

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**Date:** November 01, 2005

**Council District:** 10

**Ferguson Map:** 553 A5

**Applicant Name:**

Marilyn Anderson

**Owner Name:**

Marilyn Anderson

**Zoning Request:** From "R-6" Residential Single-Family District to "MH" Manufacturing Housing District.

**Property Location:** The east 150 feet of Lot A-17, NCB 13806

407 Overlook Drive

West of the intersection of Jacques and Overlook Drive

**Proposal:** To place a modular/manufactured home on the property

**Neigh. Assoc.** None

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval

The subject property is currently developed with a single-family residence. The surrounding properties are a mixture of single-family residences and manufactured homes.

The Code Compliance Department issued a demolition order for the current structures. The applicant would like to replace the two structures with one manufactured/modular home. The applicant has discussed platting with the Subdivisions Division of the Development Services Department and they have explained that her property will be "grandfathered" as far as platting is concerned. She will still have to obtain the appropriate residential permits. The property is in the middle of a single-family residential area including a mix of site-built homes and manufactured homes. Considering the variety of residential uses in the vicinity, a manufactured home would be appropriate at this location.

**CASE MANAGER :** Robin Stover 207-7945



# CASE NO: Z2005244 CD

## Final Staff Recommendation - Zoning Commission

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**Date:** November 01, 2005

**Council District:** 3

**Ferguson Map:** 650 C7

**Applicant Name:**

Augustine & Norma Estrada

**Owner Name:**

Augustine & Norma Estrada

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6 (CD for an office)" Residential Single-Family District with a Conditional Use for an Office.

**Property Location:** The east 59.8 feet of the south 160 feet of Lot 8, Block 3, NCB 8581

201 Rayburn Drive

Northwest corner of the intersection Oppenheimer Avenue and Rayburn Drive

**Proposal:** For an administrative office

**Neigh. Assoc.** None

**Neigh. Plan** South Central San Antonio Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Consistent

The future land use on this property is for low density single-family residential.

Approval

The subject property is located at the intersection of Oppenheimer Avenue and Rayburn Drive. The properties to the north, west, and southwest are occupied by single-family homes and the properties to the immediate south and east are occupied by commercial uses. Currently, existing on the subject property is a single-family residence and an accessory structure operating as an office. The office does not have customer intake. The employees receive phone calls and then contact the employees in the field to make home visits. There are currently 3 employees working in the office, two of which live at the home.

Due to the nature of this business, an office use would be appropriate at this location. There is little or no traffic to the location and the majority of the work is contained within the building.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Staff Recommended Additional Condition:

4. Limited to 2 nonresident employees

**CASE MANAGER :** Robin Stover 207-7945



# ZONING CASE: Z2005-244 CD

City Council District No. 3  
 Requested Zoning Change  
 From "R-6" To "R-6 CD"  
 Date: November 1, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification

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# CASE NO: Z2005245

## Final Staff Recommendation - Zoning Commission

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**Date:** November 01, 2005

**Council District:** 10

**Ferguson Map:** 583 E3

**Applicant Name:**

Richard Gomez

**Owner Name:**

Richard Gomez

**Zoning Request:** From "C-2" Commercial District to "C-3" General Commercial District.

**Property Location:** Lot 22, Block 34, NCB 9073

1251 Austin Highway

North corner of Austin Highway and Seidel

**Proposal:** To expand existing automotive repair shop

**Neigh. Assoc.** Terrell Heights Neighborhood Association and Wilshire Village Neighborhood Association (within 200 feet)

**Neigh. Plan** Northeast Inner Loop Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Inconsistent.

The Northeast Inner Loop Community Plan identifies this site as Community Commercial. A Plan Amendment would be required in order to establish the "C-3" General Commercial District. Should the application be amended to a "C-2" (CD Automotive Repair Shop) an amendment to the neighborhood plan would not be required, however staff is unlikely to support the proposed auto repair use.

Denial

Inconsistent with the Northeast Inner Loop Community Plan. The subject property contains a small shopping plaza (Terrell Seidel Plaza) and vacant commercial building. The vacant commercial building is located on Austin Highway, a major thoroughfare. The subject property is adjacent to "C-3R" Restrictive General Commercial District to the northwest and northeast, with "C-3" General Commercial District across Seidel to the west. The applicant wishes to use the vacant commercial building for the expansion of an existing automotive repair shop located at 1253 Austin Highway.

**CASE MANAGER :** Pedro Vega 207-7980



# CASE NO: Z2005246

## Final Staff Recommendation - Zoning Commission

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**Date:** November 01, 2005

**Council District:** 4

**Ferguson Map:** 681 C1

**Applicant Name:**

Albert W. Van Cleave, III

**Owner Name:**

TAJI, Ltd., A Texas Limited Partnership

**Zoning Request:** From "RM-4" Residential Mixed District to "C-3" General Commercial District.

**Property Location:** 7.193 acres out of NCB 12685

8700 block of Interstate Highway 35 South near the intersection with State Highway 16

**Proposal:** To operate a new automobile dealership with service department

**Neigh. Assoc.** South Southwest Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval

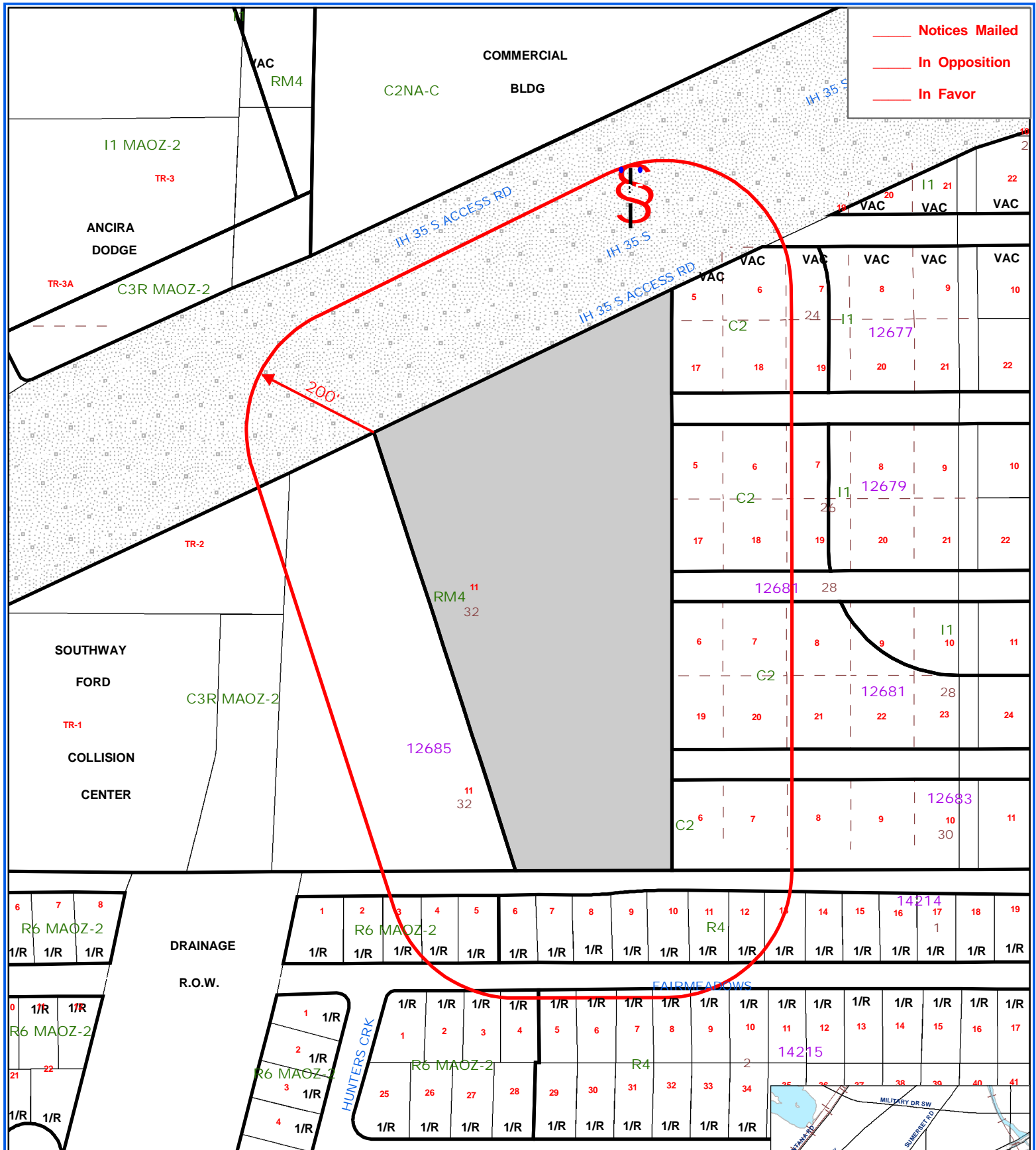
The requested zoning and proposed use is compatible with the current zoning and existing uses in the immediate area along Interstate Highway 35. The balance of the property, approximately 3.8 acres, already has a "C-3R MAOZ-2" zoning designation and the "C-3" district is appropriate for the proposed use. In terms of surrounding land use, there are other major automobile-oriented facilities in the vicinity, and commercial land uses of a regional nature are preferable to residential uses along freeways.

The portion of the subject property considered here was rezoned from "B-2" and "B-3" to "R-2" in 1983 in anticipation of developing the Loma Alta Unit 4A subdivision. However, this property, like the properties to the east, was never developed for residential use. Following the adoption of the 2001 Unified Development Code, the "R-2" district was converted to the "RM-4" Mixed Residential zoning district, which allows a variety of single and multi-family housing types with a potential density of more than 70 units. The subject property is located to the east of and just outside the "MAOZ-2" Military Airport Overlay Zone.

The applicant is requesting the "C-3" zoning district to consolidate the general commercial district zoning of the property and to develop the property as an automobile dealership and service center. This designation is consistent with the zoning of the balance of the property and the parcels to the west and one of the parcels to the north across Interstate Highway 35, the others currently having "C-2 NA C" and "I-1" designations. There is a 40 foot drainage channel separating the subject property and the "R-6" subdivision to the south that provides a buffer.

**CASE MANAGER :** Matthew Taylor 207-5876





# ZONING CASE: **Z2005-246**

City Council District No. 4  
 Requested Zoning Change  
 From "RM-4" To "C-3"  
 Date: November 1, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification

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# CASE NO: Z2005248 S

## Final Staff Recommendation - Zoning Commission

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**Date:** November 01, 2005

**Council District:** 8

**Ferguson Map:** 479 E3

**Applicant Name:**

Kaufman and Associates, Inc.

**Owner Name:**

L. S. Boardwalk, LLC

**Zoning Request:** From "O-2 GC-1" Office Hill Country Gateway Corridor District and "C-2 GC-1" Commercial Hill Country Gateway Corridor District to "C-2 S GC-1" Commercial Hill Country Gateway Corridor District with a Specific Use Permit for a bar and/or tavern.

**Property Location:** .48 acres out of NCB 16391

23535 IH 10 West

Interstate Highway 10, south of Cielo Vista Drive

**Proposal:** To operate a cigar bar

**Neigh. Assoc.** Cielo Vista Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required

**Staff Recommendation:**

Approval

The applicant is requesting a specific use permit to allow a cigar bar, with alcohol sales, in an improved multi-tenant building with other existing uses. The "C-2 S" is proposed for both buildings on the site but does not extend beyond the footprint of either building, excepting the open area between the buildings. Approval of the request would allow the establishment of a bar and/or tavern type operation in either of the existing buildings.

In 2001, the property was approved for a split zoning, "C-3" along the frontage of Interstate Highway 10 and "O-2" along Cielo Vista Drive. In early 2003, a small strip through the approximate center of the property was rezoned from "O-2" to "C-2," and the Hill Country Gateway Corridor, "GC-1," was applied to the property in May of 2003. A later amendment to the Unified Development Code restricted bar and tavern type uses in the "C-2" zoning district where these uses were no longer permitted by right but instead required a Specific Use Permit. Outdoor dining activities are permitted by right in the "C-3" but not in the "O-2"; therefore, any outdoor activities, including outdoor dining and the consumption of alcohol, would be allowed only in the front of the buildings, facing IH 10, and not behind the buildings. The existing "O-2 GC-1" zoning along the rear of the property fronting on Cielo Vista Drive serves as an adequate transition of zoning between the existing and proposed zoning of the subject property and the "R-6" zoning and single-family uses across Cielo Vista Drive. Since the proposed zoning does not extend to any property line, a buffer is not required between the subject property and the property immediately south zoned "R-6 GC-1." Lastly, access to the subject property from Cielo Vista Drive is not physically possible due to the abrupt change in topography at the rear of the site.

**CASE MANAGER :** Matthew Taylor 207-5876



# CASE NO: Z2005249

## Final Staff Recommendation - Zoning Commission

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**Date:** November 01, 2005

**Council District:** 4

**Ferguson Map:** 681 D3

**Applicant Name:**

Jasun Harmon

**Owner Name:**

Tetco Stores, Incorporated

**Zoning Request:** From "C-2" Commercial District and "C-3 NA" General Commercial, Nonalcoholic Sales District to "C-3" General Commercial District.

**Property Location:** Lot 2, Block 95, NCB 11067

9222 Poteet Jourdanton Freeway

The northeast corner of Poteet Jourdanton Freeway and Gillette Boulevard

**Proposal:** To operate an automatic self service drive-thru carwash

**Neigh. Assoc.** South Southwest Neighborhood Association

**Neigh. Plan** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval

The subject property is located at the intersection of two major thoroughfares, Gillette Boulevard and Poteet Jourdanton Freeway. The site is developed as a convenience store with gasoline sales. The property to the north is vacant and zoned for an office, to the west is vacant and residential, and to the south is vacant and zoned for residential.

"C-3" General Commercial Districts are recommended at intersections of major thoroughfares. The applicant's intent is to add a carwash at this site. A carwash addition to the current development would be appropriate at this location due to the site's close proximity to the freeway and the existing gasoline station on the site.

**CASE MANAGER :** Robin Stover 207-7945



# CASE NO: Z2005254

## Final Staff Recommendation - Zoning Commission

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**Date:** November 01, 2005

**Council District:** 1

**Ferguson Map:** 616 C1 & 582 D8

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple Owners

**Zoning Request:** To establish a (NCD-5) Neighborhood Conservation District-5 Overlay

**Property Location:** Generally bounded by West Hildebrand Avenue to the north, the Union Pacific Right of Way to the east, Fredericksburg Road to the south, IH-10 West on the west, and including all parcels fronting both sides of Fredericksburg Road to the southwest.

**Proposal:** To establish a Neighborhood Conservation District

**Neigh. Assoc.** Beacon Hill Neighborhood Association, Alta Vista Neighborhood Association (within 200 feet), and Edison Neighborhood Association (within 200 feet)

**Neigh. Plan** Midtown Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Consistent.

Multiple land uses are proposed for this area and are depicted in the Land Use Plan component of the Midtown Neighborhood Plan.

Approval.

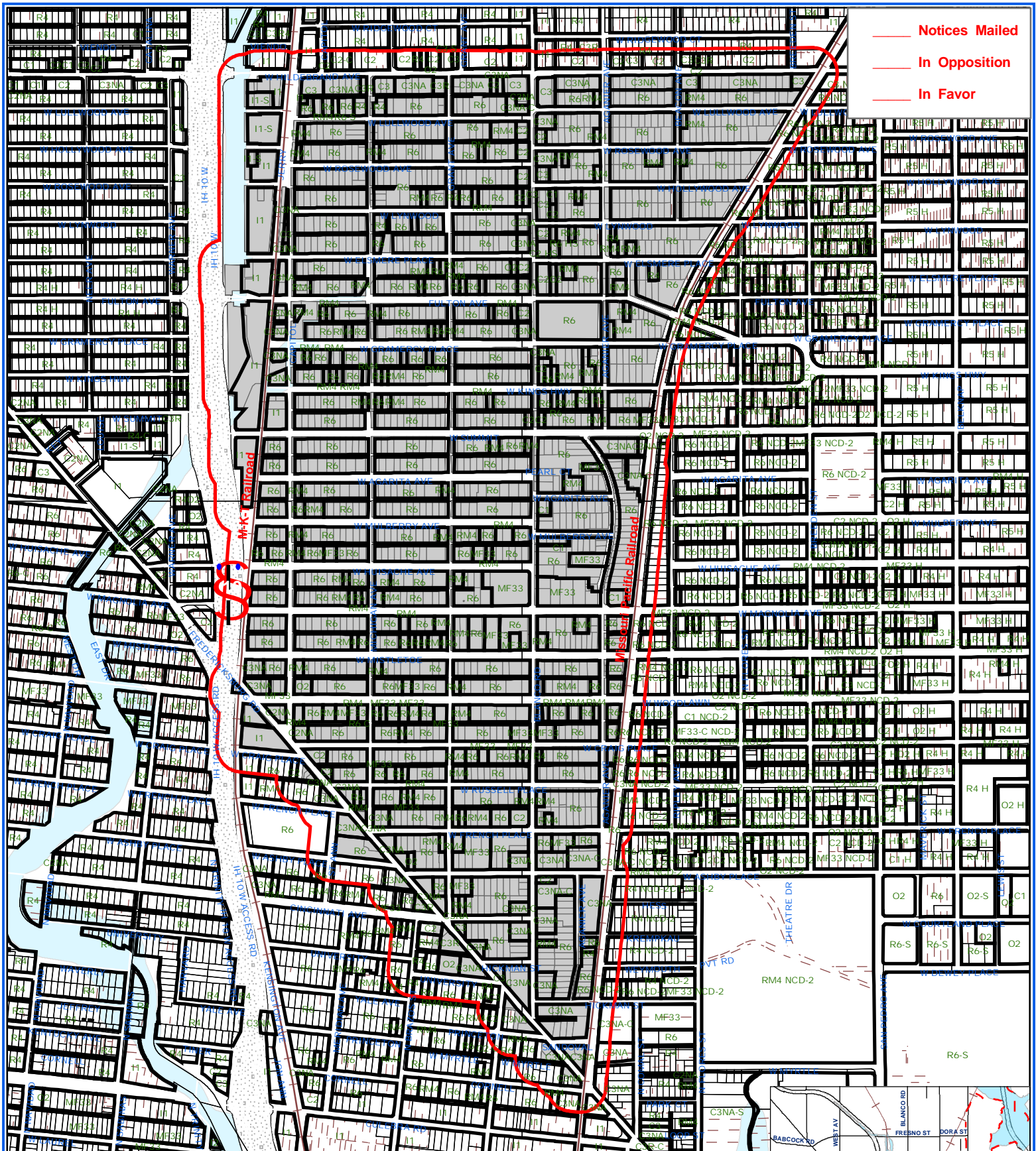
The Beacon Hill Area meets the requirements for a Neighborhood Conservation District. The Neighborhood Conservation District (NCD) Program was developed in response to the 1997 COSA Master Plan Goals that suggested the City develop criteria for infill development, and the 1998 CRAG Report Recommendation to create and designate Conservation Districts. The Beacon Hill Area NCD Plan satisfies the program criteria, which notes the NCD Plan area must: a) be a minimum of one block face, b) have a minimum of 75% of the land area improved at least 25 years ago and presently improved and c) possess one or more distinctive neighborhood features. Property owners within the Beacon Hill Area NCD have developed a set of design standards that address and protect their unique neighborhood conditions and values.

These standards provide a level of certainty for both property owners and developers, when addressing infill development. The Neighborhood Conservation District will preserve, protect, enhance and perpetuate the value of the residential neighborhood.

Six public Planning Team meetings have been held to develop design standards for both residential and commercial properties.

**CASE MANAGER :** Robin Stover 207-7945





— Notices Mailed  
 — In Opposition  
 — In Favor

# ZONING CASE: **Z2005-254**

City Council District No. 1  
 Requested Zoning Change  
 To establish "NCD-5"  
 Date: November 1, 2005  
 Scale: 1" = 1000'

■ Subject Property  
 ○ 200' Notification

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